

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

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Related documentation pertaining to this Planned Development may also be included.

10/1/97

REPORTS OF COMMITTEES

53707

11951

~~Application Numbers A-3774, 12137, 12152, A-3761, A-3778, 12083, 11951, 12112, 12114, 12115, 12128, 12102, 12118, A-3788, A-3739 and A-3786.~~

~~Respectfully submitted,~~

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Coleman, Peterson, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Mell was excused from voting under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Said ordinance, as passed, reads as follows:

RM PD 651

Be It Ordained by the City Council of the City of Chicago:

SECTION 1 That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map Number 9-I in the area bounded by:

starting at a point being a line 486.26 feet south of and parallel to the south line of West Roscoe Street; the west line of the north branch of the Chicago River until it intersects the north line of West Belmont Avenue; the north line of West Belmont Avenue; the east line of North Washtenaw Avenue to a point 436.28 feet north of the north line of West Belmont Avenue; a line running west 406.53 feet lying 436.28 feet north of and parallel to the north line of West Belmont Avenue; a line running north and perpendicular to the north line of West Belmont Avenue for a distance of 250.02 feet to the point of beginning,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

11951

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District and R4 General Residence District symbols and indications as shown on Map Number 9-I in the area bounded by:

starting at a point being the south line of West Roscoe Street; thence the west line of the north branch of the Chicago River until it intersects the north line of West Belmont Avenue; thence the north line of West Belmont Avenue; thence the east line of North Washtenaw Avenue to a point 436.28 feet north of the north line of West Belmont Avenue; thence a line running west 406.53 feet lying 436.28 feet north of and parallel to the north line of West Belmont Avenue; thence a line running north and perpendicular to the north line of West Belmont Avenue running north for 250.02 feet; thence a line running east 49.0 feet; thence a line running north and parallel to the east line of North California Avenue running north for a distance of 486.26 feet to the point of beginning,

to those of a Residential-Manufacturing Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3 This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Manufacturing Planned Development, As Amended. No. 651

Plan Of Development Statements.

1. The area delineated herein as a Residential-Manufacturing Planned Development, as amended, consists of a net site area of approximately eleven and seventeen one hundredths (11.17) acres (four hundred eighty-six thousand nine hundred fourteen (486,914) square feet) which is controlled by Burnside's Riverfront Communities, L.L.C. (the "Applicant") for purposes of this Residential Manufacturing Planned Development.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require separate submittal on behalf of

the Applicant or its successors, assignees or grantees and approval by the City Council. Prior to Part II approval, the Applicant shall obtain approvals necessary to assign official street addresses to all lots or units in the Planned Development.

3. The requirements, obligations and conditions applicable within this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors of property within the Planned Development. Applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this Planned Development may be made individually on behalf of either sub-area or jointly on behalf of both sub-areas. In proceeding on an individual basis, a sub-area shall be under single ownership or single designated control ("Authorized Party") and if proceeding on a joint basis, then both sub-areas shall be under an Authorized Party. In proceeding on an individual basis with an application for an amendment, modification, or change (administrative, legislative or otherwise) to the Planned Development for a sub-area, the Authorized Party of an individual sub-area shall not be required to obtain the approval or consent of the Authorized Party of the other sub-area. Authorized Party for purposes of this paragraph shall mean that any application to the city for any amendment to this Planned Development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within a sub-area of the Planned Development and/or any homeowners association(s) formed to succeed the Applicant for purposes of controlling management of any residential portion of a sub-area of the Planned Development.
4. This Plan of Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; a Planned Development Boundary and Property Line Map; a Generalized Land-Use and Sub-Area Boundary Map; an Existing Zoning and Street System Map; an Existing Land-Use Area Map; a Site Plan; a Building Elevations (Sub-Area II) dated September 11, 1997; and a Landscape Plan (Sub-Area II) as prepared by Linden Lenet Design Group, dated September 11, 1997, which are all incorporated herein. Full size sets of the Site Plan, Building Elevations, and Landscape Plan are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established

criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein. Upon development of Sub-Area I, a site plan, landscape plan and building elevations shall be submitted for approval to the Department of Planning and Development.

5. The following uses shall be permitted within the areas delineated herein:

Sub-Area I: Those uses permitted within the M1 Zoning District, including accessory parking and related uses, except for auto laundries; service stations; retail facilities; restaurants; taverns; recycling facilities; currency exchanges; and public and private utility uses, except as already existing. Non-accessory parking shall be permitted to serve buildings and uses not located within the Planned Development, provided such buildings and uses are devoted to the above permitted M1 Zoning District uses and located within one thousand (1,000) feet walking distance of Sub-Area I.

Sub-Area II: Attached single-family dwelling units, walk-up, multi-family dwelling units, accessory parking and related uses.

6. Identification signs (Sub-Area I) and business identification signs (Sub-Area II) shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking or storage of garbage receptacles within such paved areas, except as noted on the Site Plan, or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to the review of the Departments of Transportation and Planning and Development. Parking spaces designated on the Site Plan as "visitor spaces" shall not be sold or leased to any individual property owner or lessee within the Planned Development.

8. Height of any building or any appurtenance attached thereto shall be subject to the attached Bulk Regulations and Data Table and Building Elevations, and height limitations as certified and approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking areas and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The Applicant acknowledges the importance of the Chicago River as a resource for both commerce and recreation and also acknowledges the City's goals of improving the appearance, quality and accessibility of the river, as provided in the waterway planned development guidelines contained in the Chicago Zoning Ordinance (Sec. 11.11-3(1)). To further these goals, the Applicant agrees to set back all buildings and parking areas a minimum of thirty-six (36) feet from the existing river edge as depicted on the Site Plan. The Applicant agrees to set back all fencing a minimum of thirty (30) feet from the river edge except at points of construction due to bends in the river as shown on the Site Plan, where the fence shall be set back a minimum of twenty-four (24) feet. The length of the river edge adjacent to which fencing is set back less than thirty (30) feet shall not exceed a total of two hundred (200) linear feet. The publicly accessible portion of this setback area (thirty (30) feet from the top of bank) shall be improved with a ten (10) foot wide all-weather-surface path, decorative railing, seating areas and landscaping, and shall be open and available for use by the general public, free of charge, during normal Chicago Park District hours. The Applicant acknowledges the desirability of connecting its riverwalk with future riverwalks on property to the north and south. The Applicant will not object to such connections, including a connection under the bridge at Belmont Avenue, but will not be required to pay for these connections. With the exception of any landscaping that may be impacted by on-going construction activities, the riveredge improvements for each sub-area shall be completed within (2) years of issuance of the first "Part II" approval for any development within that sub-area. Landscape improvements that may be impacted by on-going construction shall be completed as soon as possible after the

completion of construction. Prior to the issuance of any "Part II" approval within each sub-area, more specific plans for the public riverwalk shall be reviewed and approved by the Department of Planning and Development and the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance to the fullest extent possible, with all applicable laws and regulations related to access for physically disabled persons and to promote the highest standard of accessibility. Subject to execution of an appropriate easement agreement, the Applicant agrees to allow construction and maintenance by the City of Chicago for a future stair and/or elevator structure adjacent to the Belmont Avenue bridge, provided that the Applicant shall not be responsible for constructing or maintaining any such structure. The remainder reserved for private yards (twelve (12) feet) shall remain open without any enclosed permanent structures or building additions, but may be enclosed by a decorative non-opaque fence. If to ensure safety, the Applicant determines that a fence or railing is necessary between the paved riverwalk and the water's edge, such fence or railing shall be of attractive non-opaque design not exceeding thirty-six (36) inches in height. Fencing of a utilitarian character such as chain link shall not be used.

12. The Applicant acknowledges that Sub-Area I is intended to be developed with manufacturing uses, possibly including heavy truck traffic or other potential industrial impacts. In order to minimize conflicts between future residents of the planned development and any adjoining heavy uses, the Applicant agrees to the following:

(A) to site and orient any future industrial uses within Sub-Area I as far away from proposed residential uses within Sub-Area II as possible, and to limit access to Sub-Area I to Roscoe Street only;

(B) to incorporate in Buyer-Seller Purchase Agreements, Condominium Declaration and Deed Restriction, the following notice to buyers:

the Buyer acknowledges and has actual notice that the property located within Sub-Area I of this Planned Development permits manufacturing uses which may result in heavy truck traffic or other industrial impacts. The Buyer further understands that property within Sub-Area I may be developed and used for manufacturing uses consistent with the M1 regulations contained within the Chicago Zoning Ordinance (subject to further use restrictions as stated in Statement Number 5;

(C) to the maximum extent possible, to incorporate noise-proofing construction materials and systems within any residential structures located adjacent to Sub-Area I of this Planned Development, including masonry exterior walls, double

thermaplane windows in thermal break aluminum frames, and silicone perimeter sealant between window frames and masonry.

13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development or redevelopment of any property included within Sub-Area I of this Planned Development, a site plan for the proposed development, including parking areas (the "Site Plan") shall be submitted to the Commissioner of the Department of Planning and Development for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with the terms of this Planned Development and any riveredge policies or guidelines which may be adopted by the Chicago Plan Commission. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the site plan has been approved by the Commissioner.

Following approval of a Site Plan by the Commissioner, the approved plan shall be kept on permanent file with the Department of Planning and Development and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 14.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of the Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information with respect to the proposed improvements:

- (a) building elevations;
- (b) the footprint of the improvements;
- (c) preliminary landscaping plan, with final landscaping plan to be approved at Part II stage;
- (d) all pedestrian circulation or bicycle routes;
- (e) preliminary cross-sections of the improvements; and

- (f) statistical information applicable to the property including floor area and floor area ratio uses to be established, building heights, and all setbacks.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

14. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of sub-clauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, an increase in the maximum percent of land covered, or subsequent setback reductions pertaining to individual residential units.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
16. If substantial construction has not commenced within Sub-Area I of the Planned Development within five (5) years of the date of passage of that portion of the Planned Development, the zoning of the property shall automatically revert to the pre-existing M2-2 General Manufacturing District.

[Planned Development Boundary and Property Line Map; Generalized Land-Use and Sub-Area Boundary Map; Existing Zoning and Street System Map; Existing Land-Use Area Map; Site Plan; Building Elevation Drawings (Sub-Area II); Landscape Plan (Sub-Area II); and Riverwalk Cross Section Drawings referred to in these Plan of Development Statements printed on pages 53717 through 53729 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Manufacturing Planned Development,
As Amended. No 657*

Bulk Regulations And Data Table.

Gross Site Area (Total): 529,912 square feet (12.16 acres).

Net Site Area:

I. Net of Public Streets and Alleys:

Total = Gross Site Area (529,912 square feet) – Area in Public Streets (42,998 square feet) = Net Site Area of 486,914 square feet (11.17 acres)

II. Net of Public and Private Streets and Alleys and River:

Total = Gross Site Area (529,912 square feet) – area in Public Streets (42,998 square feet) – Area in Private Streets and Alleys (84,270 square feet) = Net Site Area of 402,644 square feet (9.24 acres).

Sub-Area I: Gross Area (179,631) square feet – Area in Public Streets (8,283 square feet) = Net Site Area of 171,348 square feet (3.9 acres).

Sub-Area II: Gross Area (350,281) square feet – Area in Public Streets (34,715 square feet) – 83,070 square feet (Area in Private

Streets) — 3,068 square feet (Area in River) = Net Site Area of 229,428 square feet (5.26 acres)

Note: Net Site Area is net of public, private streets and alleys. Floor Area Ratio is based on a Net Site Area of 402,644 square feet, which is gross area net of private and public streets and alleys.

Maximum Floor Area Ratio:

Sub-Area I: 1.5.

Sub-Area II: 1.2.

**Maximum Number of
of Residential Units:**

Sub-Area II: 200 units.

Maximum Site Coverage:

In accordance with Site Plans.

**Minimum Number of
Off-Street Parking Spaces:**

Sub-Area I: For uses developed under the M1-2 District, as required per the Zoning Ordinance.

Sub-Area II: 299 spaces.

Note: If less units are proposed at the time of Part II approval, less parking will be provided so long as the parking ratio of 1.48:1 is complied with.

Minimum Building Setbacks:

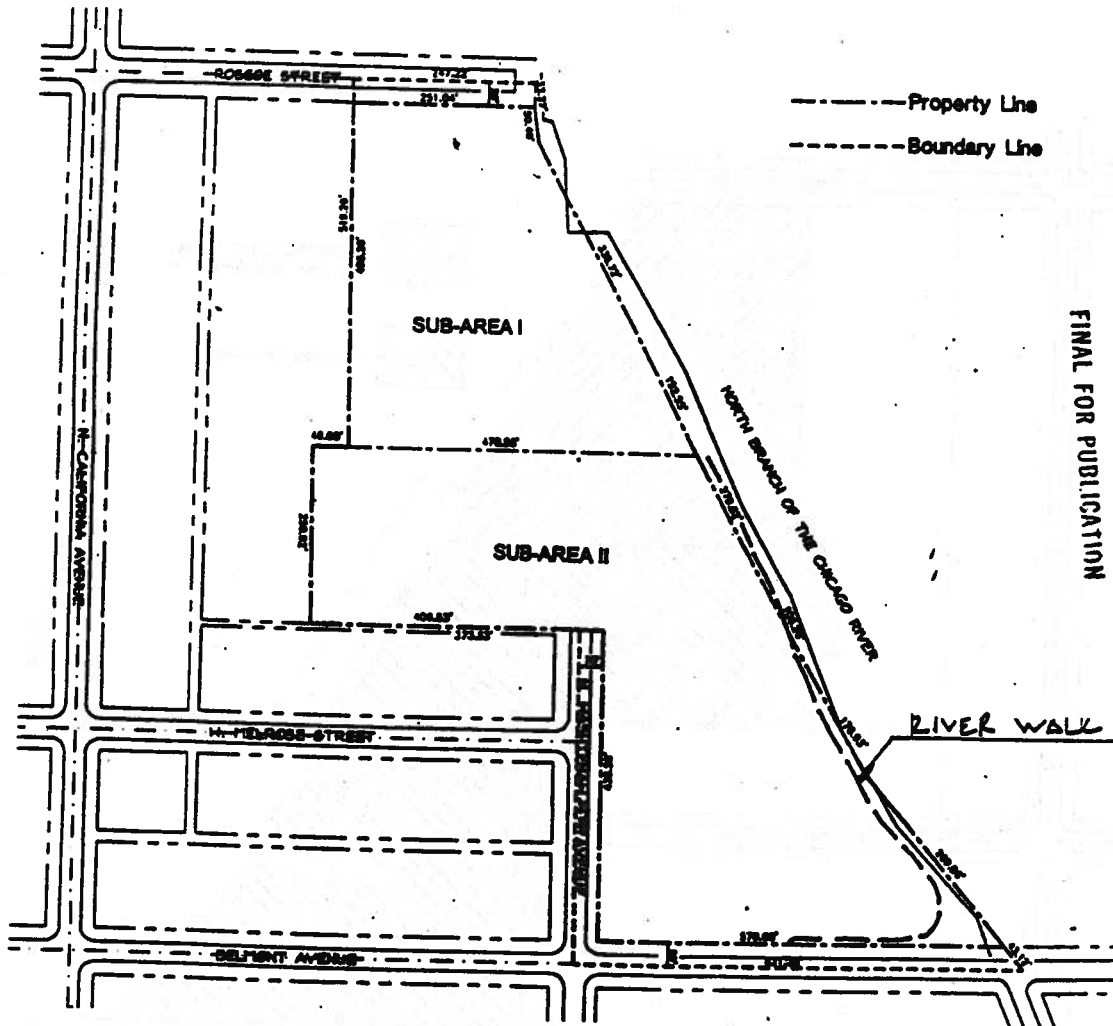
In accordance with attached Site Plan.

For Sub-Area II, per approved Site Plan.

Maximum Building Heights:

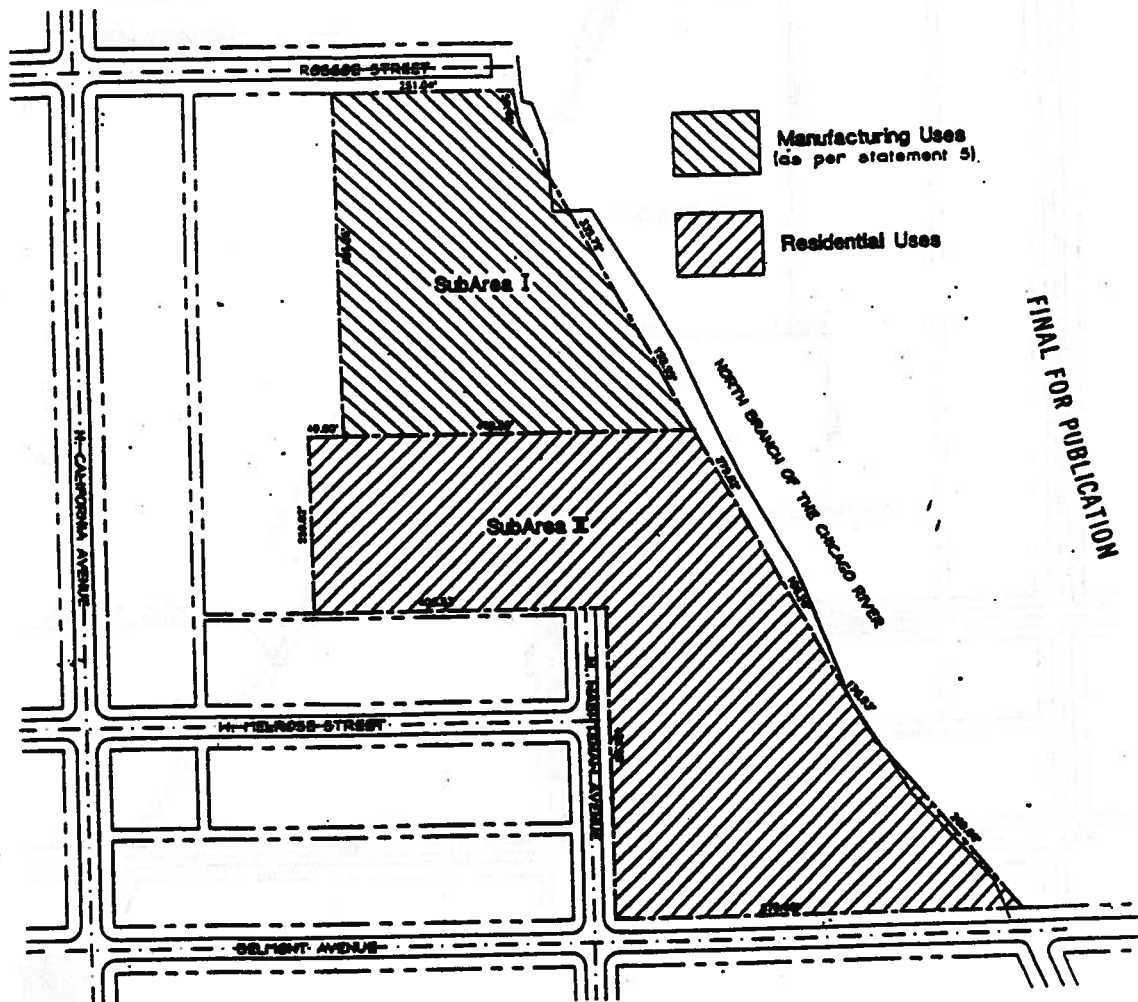
Sub-Area II: 48 feet.

Planned Development Boundary And Property Line Map.



Burnside's Riverfront Communities, L.L.C.
2400 Wisconsin Avenue
Downers Grove, Illinois 60515
Submitted: November 7, 1998
Revised: September 11, 1997

Generalized Land-Use Plan And Sub-Area Boundary Map.



Burnside's Riverfront Communities, L.L.C.
2400 Wisconsin Avenue
Downers Grove, Illinois 60515
Submitted: November 7, 1996
Revised: September 11, 1997

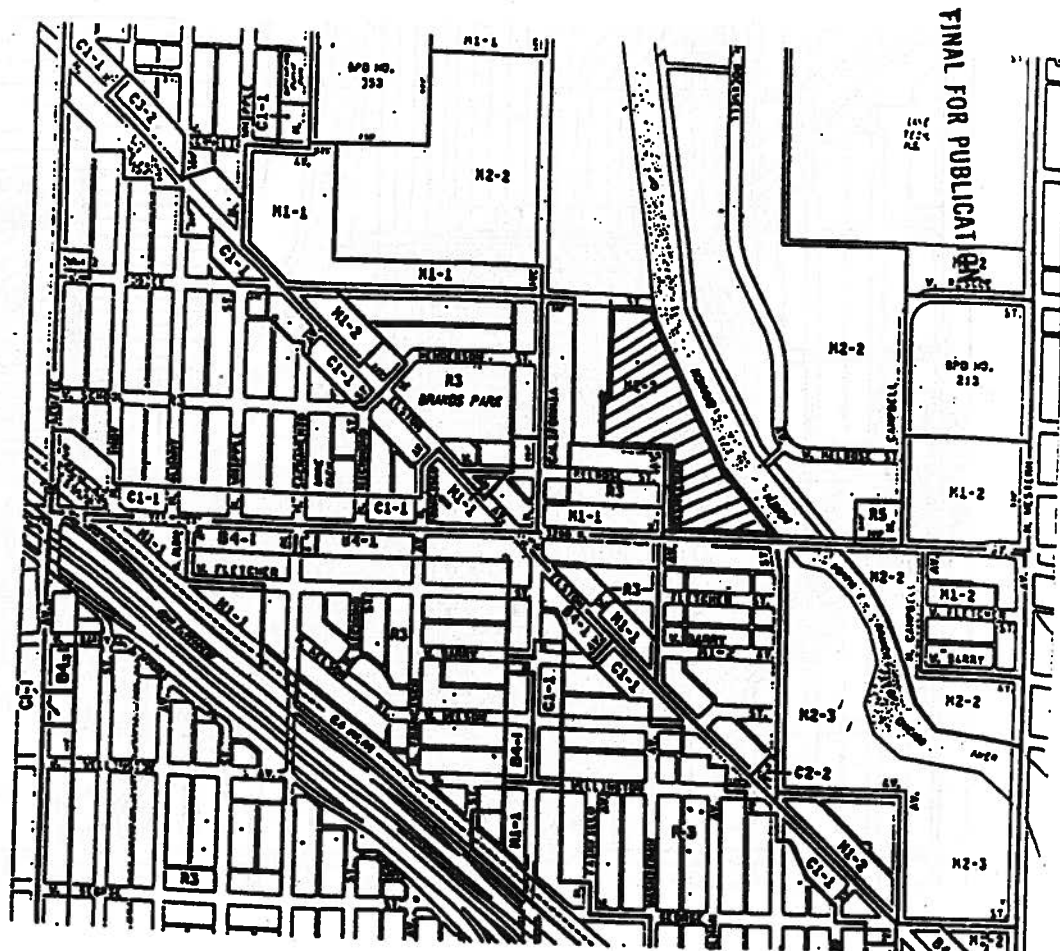
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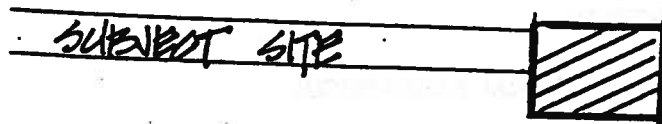
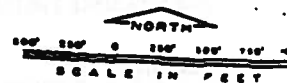
REPORTS OF COMMITTEES

53719

Existing Zoning And Street System Map.

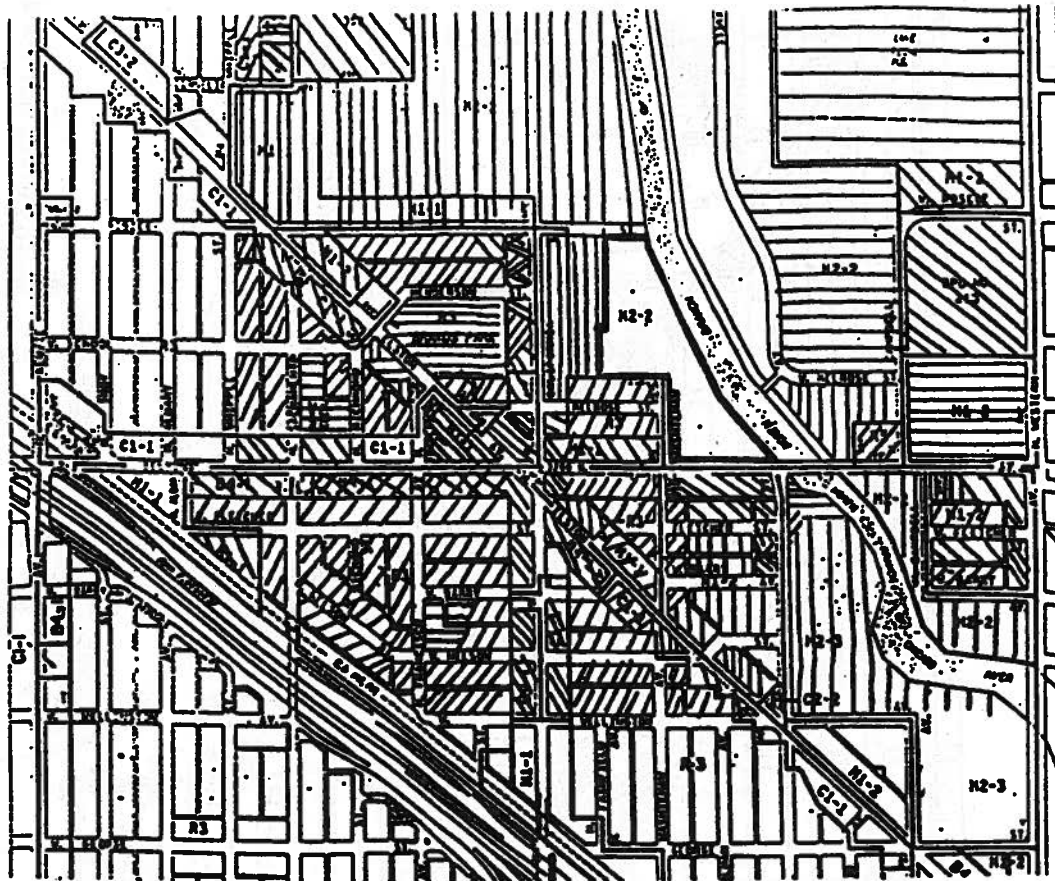


EXISTING ZONING AND STREET SYSTEM MAP








Burnside's Riverfront Communities, LLC.
2400 Wisconsin Avenue
Downers Grove, Illinois 60515
Submitted: November 7, 1996
Revised: September 11, 1997

Existing Land-Use Area Map.



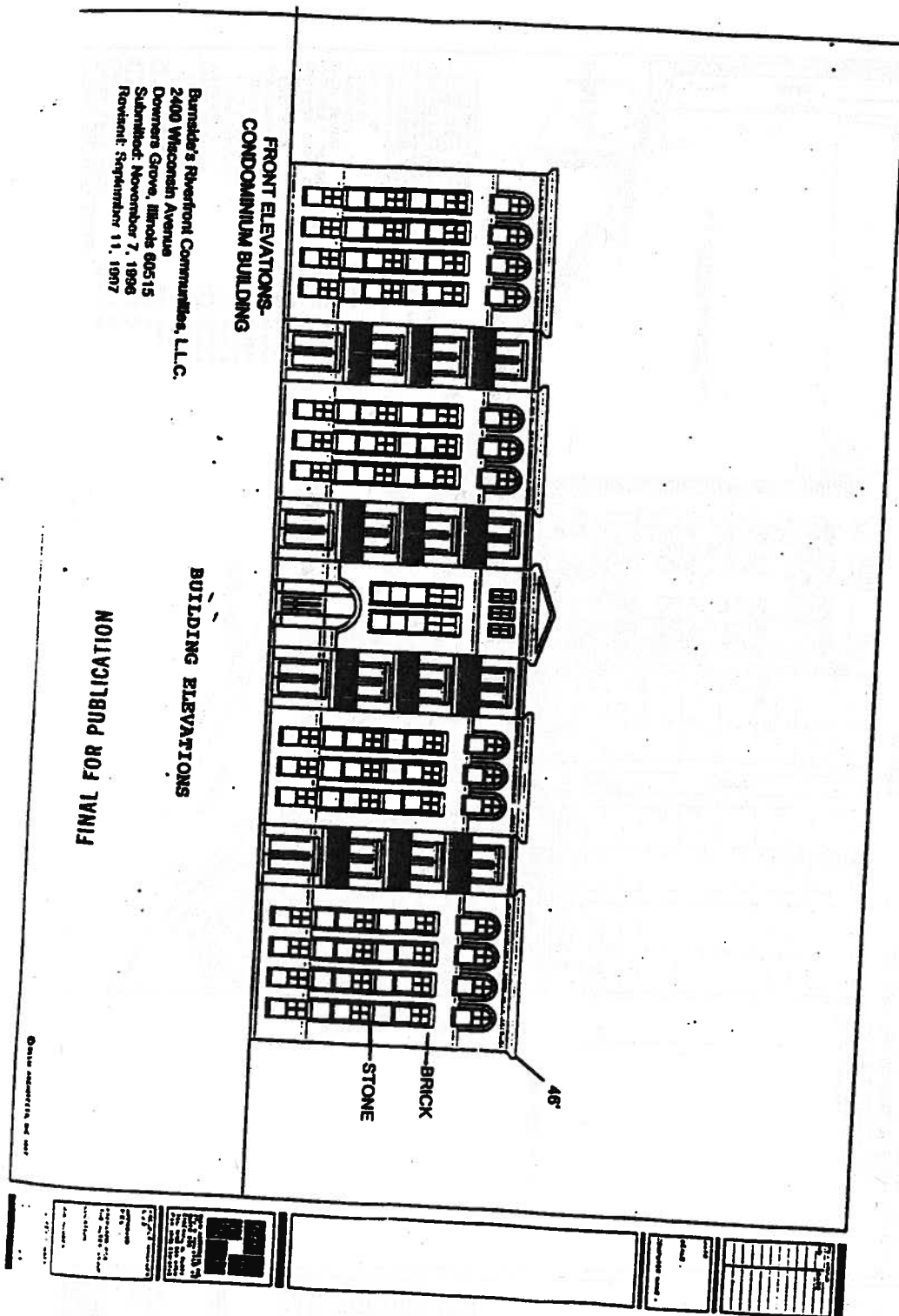
EXISTING LAND-USE AREA MAP

-  RESIDENTIAL
-  COMMERCIAL
-  MIXED RESIDENTIAL & COMMERCIAL
-  QUASI-PUBLIC / OPEN SPACE
-  INDUSTRIAL / UTILITIES

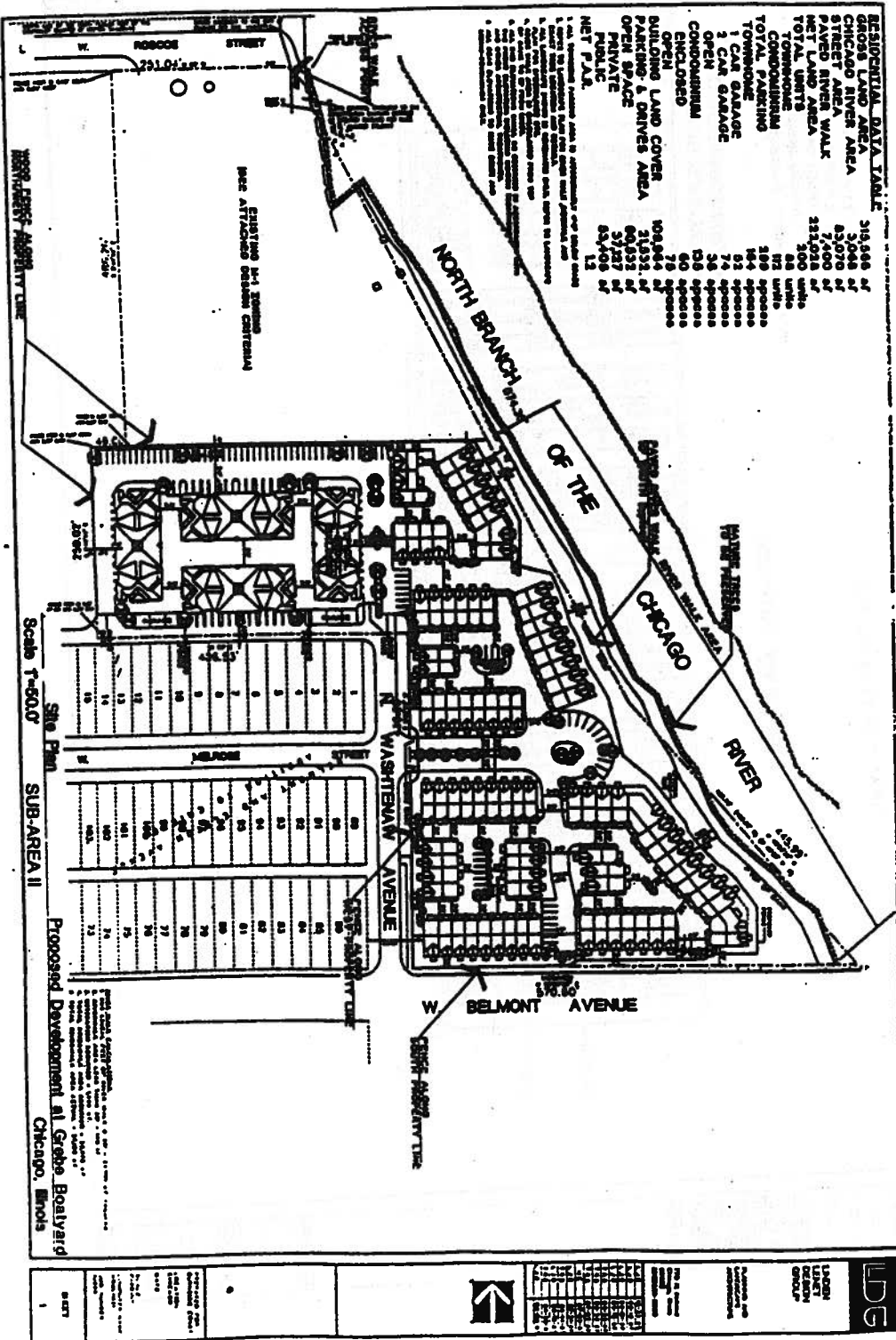


FINAL FOR PUBLICATION

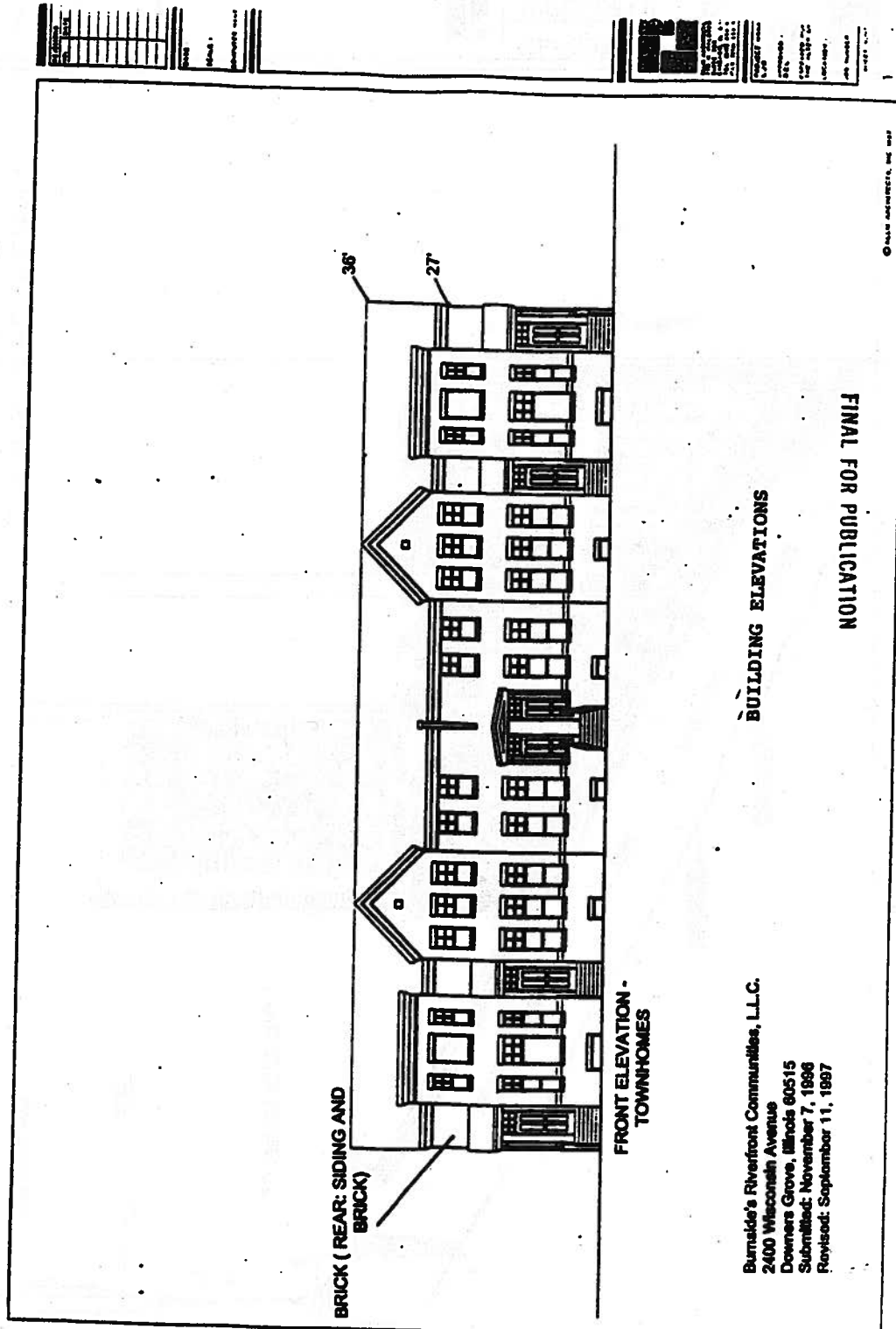
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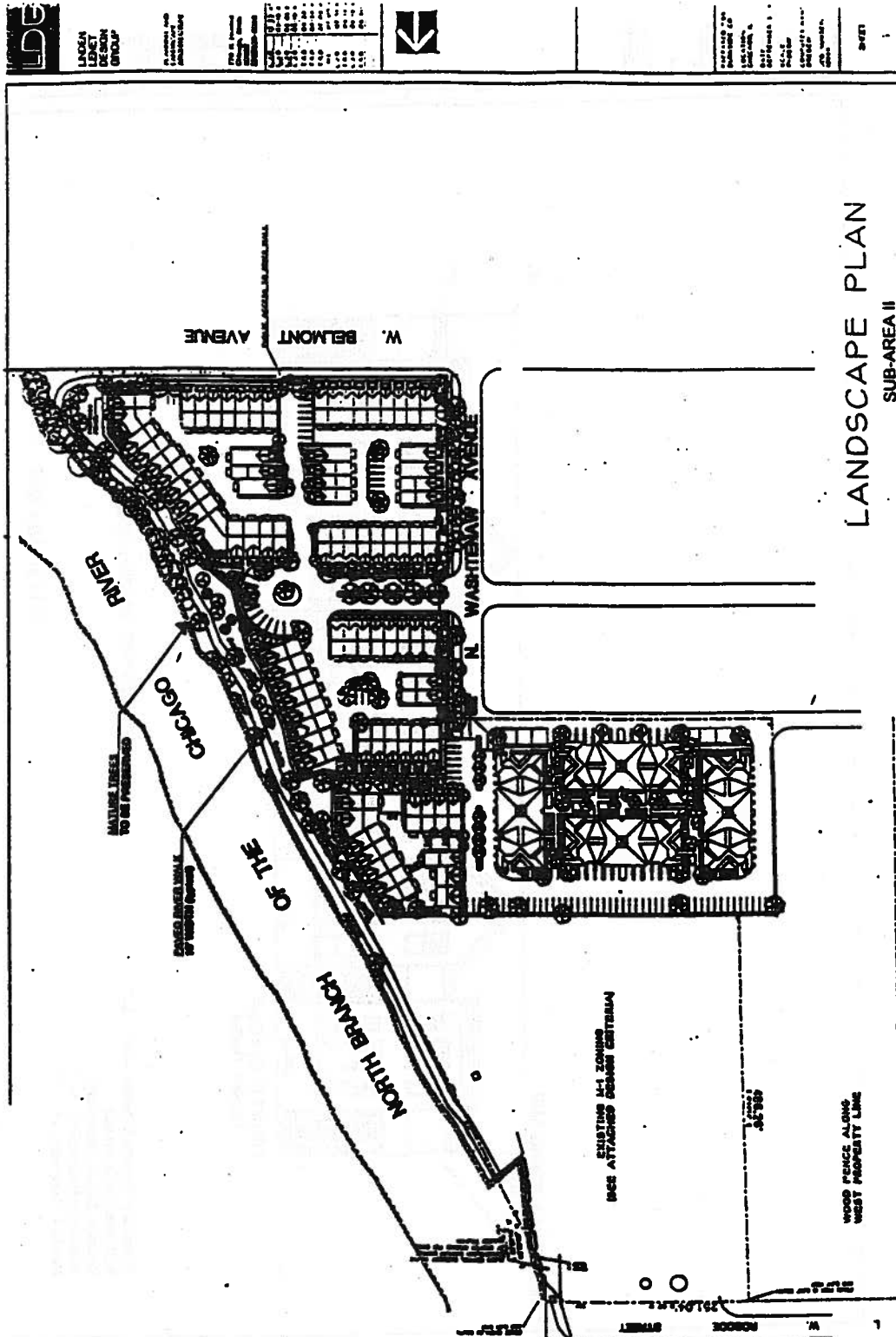
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Building Elevations.
(Sub-Area II)
(Page 2 of 2)



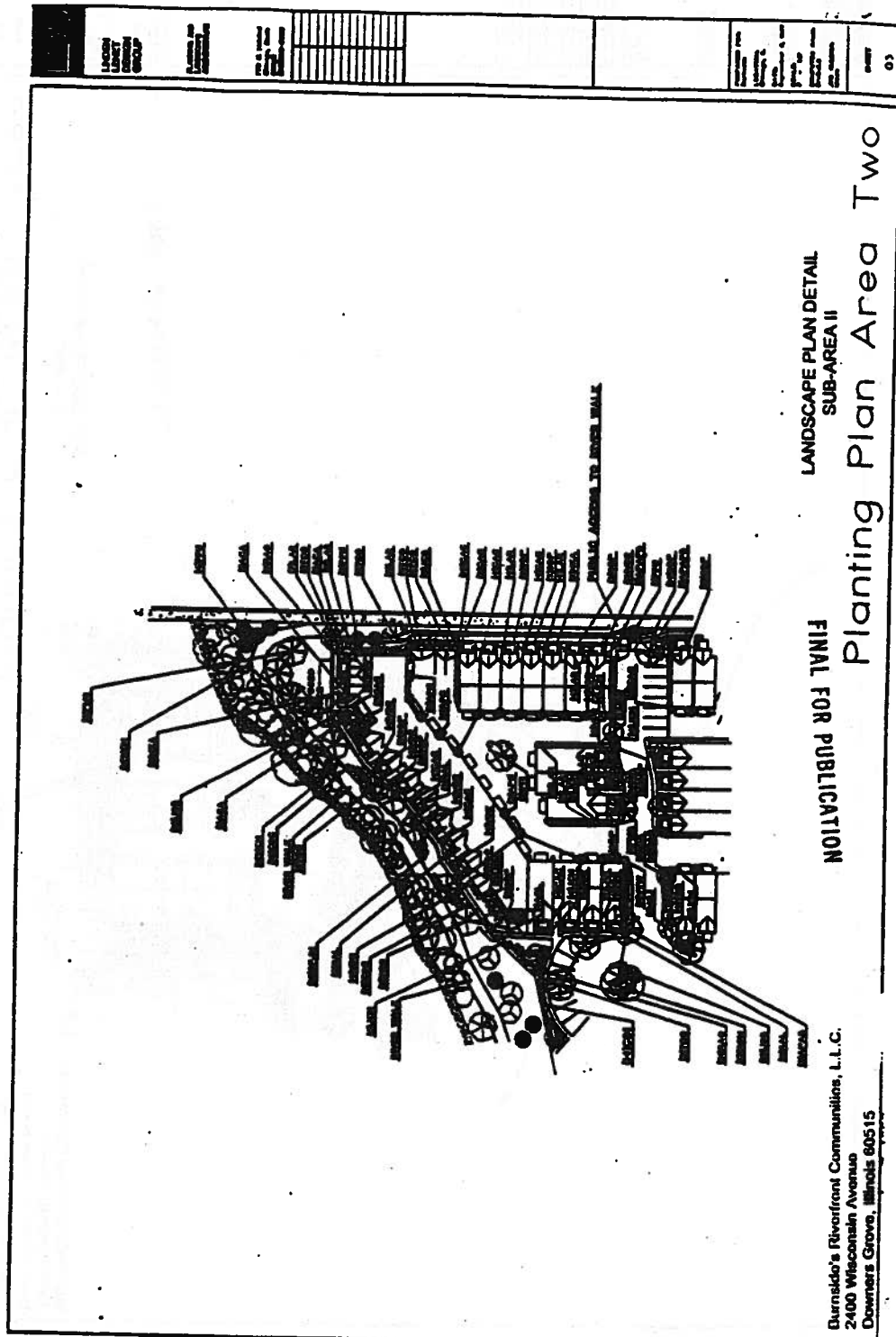
Landscape Plan.
(Sub-Area II)



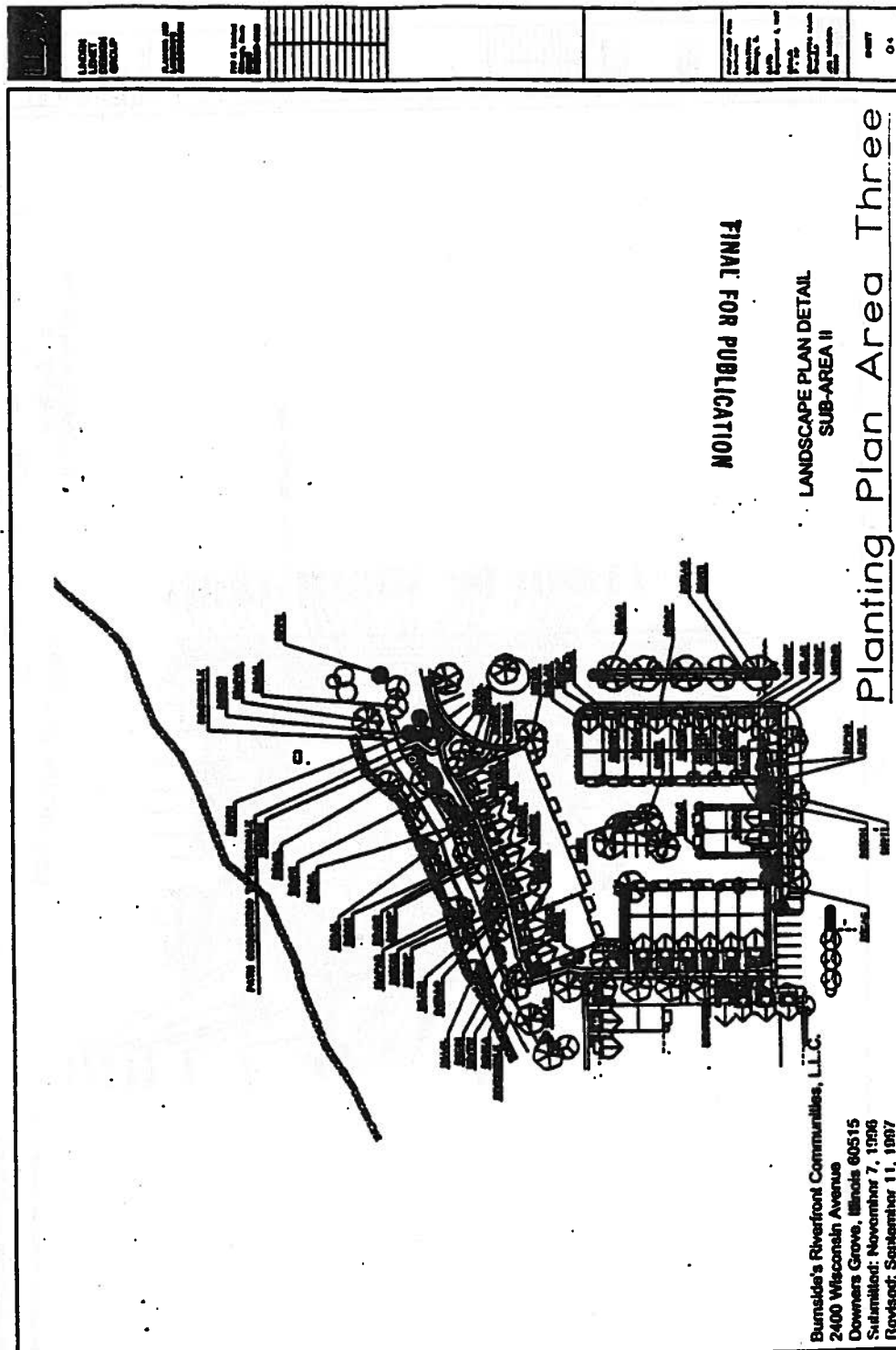
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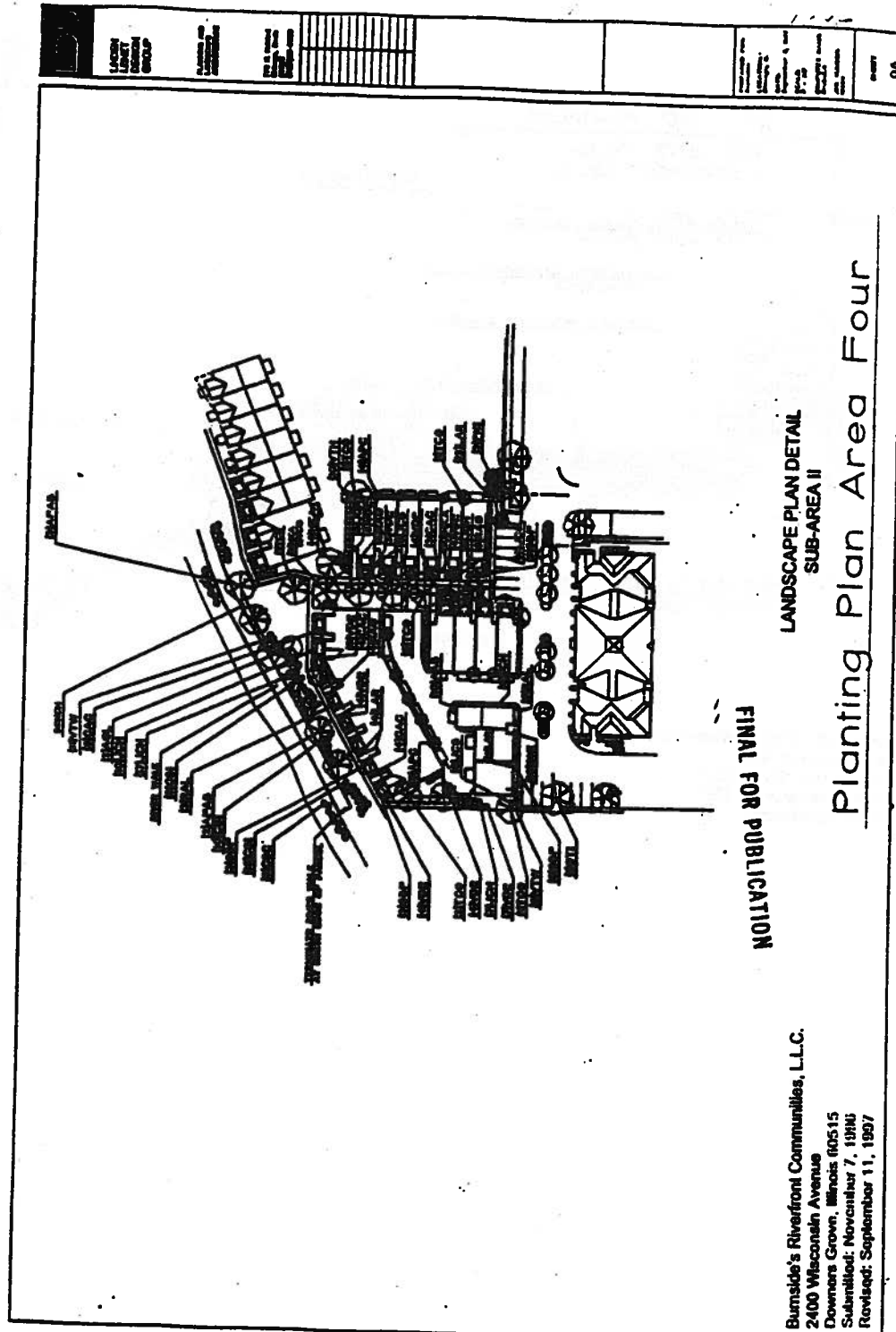
Landscape Plan Detail.
(Sub-Area II)
(Page 1 of 3)



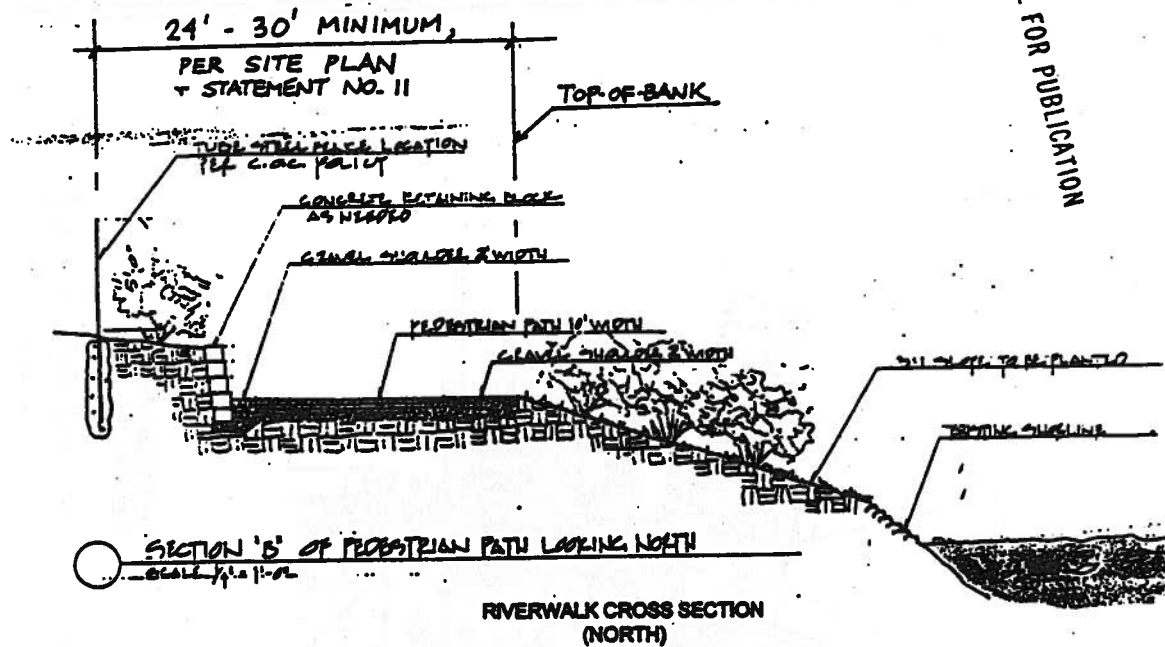
Landscape Plan Detail.
(Sub-Area II)
(Page 2 of 3)



Landscape Plan Detail.
(Sub-Area II)
(Page 3 of 3)

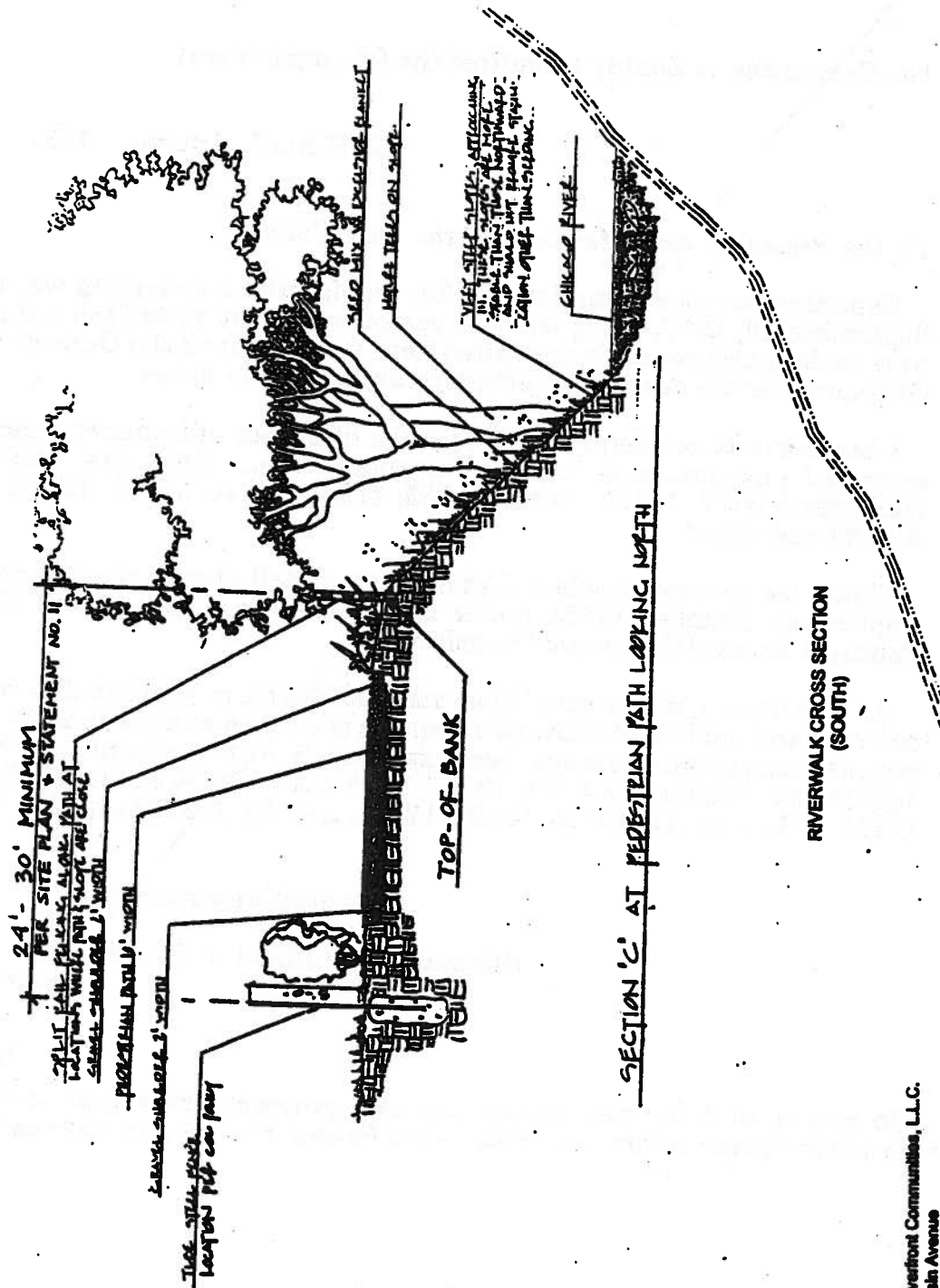


Riverwalk Cross Section. (North)



Burnside's Riverfront Communities, L.L.C.
2400 Wisconsin Avenue
Downers Grove, Illinois 60515
Submitted: November 7, 1996
Revised: September 11, 1997

Riverwalk Cross Section.
(South)



FINAL FOR PUBLICATION

urnside's Riverfront Communities, L.L.C.
400 Wisconsin Avenue
owners Grove, Illinois 60515
submitted: November 7, 1996
revised: September 11, 1997

AMENDMENT OF CHICAGO ZONING ORDINANCE BY
RECLASSIFICATION OF PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, October 1, 1997.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on September 30, 1997, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of eleven ordinances which were corrected and amended in their amended form. They are Application Numbers A-3774, 12137, 12152, 12083, 11951, 12114, 12115, 12102, 12118, A-3788 and 12097.

Please let the record reflect that Alderman Mell abstained from voting on Application Number 11951 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published with the exception of sixteen applications for which I request immediate passage because time is of the essence. They are Application Numbers A-3774, 12137, 12152, A-3761, A-3778, 12083, 11951, 12112, 12114, 12115, 12128, 12102, 12118, A-3788, A-3739 and A-3786.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows: